097.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,363,300 / 1,363,300
					USE VALUE:	1,363,300 / 1,363,300
					ASSESSED:	1,363,300 / 1,363,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ENGLISH JEAN A/TRUSTEE
Owner 2:	BURGUNDY REALTY TRUST
Owner 3:	
Street 1:	51 WINCHESTER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ENGLISH PAUL M & JEAN A -
Owner 2:	-
Street 1:	51 WINCHESTER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,431 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1929, having primarily Brick Exterior and 4672 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10431.000	848,900	1,300	513,100	1,363,300
Total Card	0.239	848,900	1,300	513,100	1,363,300
Total Parcel	0.239	848,900	1,300	513,100	1,363,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 291.80 | /Parcel: 291.8

Legal Description

User Acct 63585

GIS Ref

GIS Ref

Insp Date 11/01/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 097.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	847,600	1300	10,431.	513,100	1,362,000	1,362,000	Year End Roll	12/18/2019
2019	101	FV	675,600	1300	10,431.	513,100	1,190,000	1,190,000	Year End Roll	1/3/2019
2018	101	FV	675,600	1300	10,431.	439,800	1,116,700	1,116,700	Year End Roll	12/20/2017
2017	101	FV	675,600	1300	10,431.	410,400	1,087,300	1,087,300	Year End Roll	1/3/2017
2016	101	FV	675,600	1300	10,431.	351,800	1,028,700	1,028,700	Year End	1/4/2016
2015	101	FV	598,100	1300	10,431.	315,200	914,600	914,600	Year End Roll	12/11/2014
2014	101	FV	598,100	1300	10,431.	291,700	891,100	891,100	Year End Roll	12/16/2013
2013	101	FV	598,100	1300	10,431.	278,100	877,500	877,500		12/13/2012

!7934!

PRINT

Date	Time
12/10/20	22:31:57

LAST REV

Date	Time
05/07/19	15:05:37

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7934

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ENGLISH PAUL M	50691-521		2/27/2008	Family	1	No	No		
G.K. DEVELOPMEN	26130-403		3/13/1996		404,000	No	No		Y

USER DEFINED

Prior Id # 1:	63585
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2013	894	Porch	18,000					
10/15/2009	990	Redo Kit	35,000					
4/4/2007	212	Redo Bas	33,819			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	BS	Barbara S
5/1/2014	External Ins	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
6/18/2009	Info At Door	189	PATRIOT
4/10/2000	Inspected	276	PATRIOT
6/3/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10431		Sq. Ft.	Site		0	70.	0.70	4									513,054						513,100	

Total AC/HA: 0.23946 | Total SF/SM: 10431 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 513,054 | Spl Credit | Total: 513,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	6 - Stucco	10	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.91249996
Const Adj.:	1.06547987
Adj $ / SQ:	121.531
Other Features:	113700
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	951715
Depreciation:	102785
Depreciated Total:	848930

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

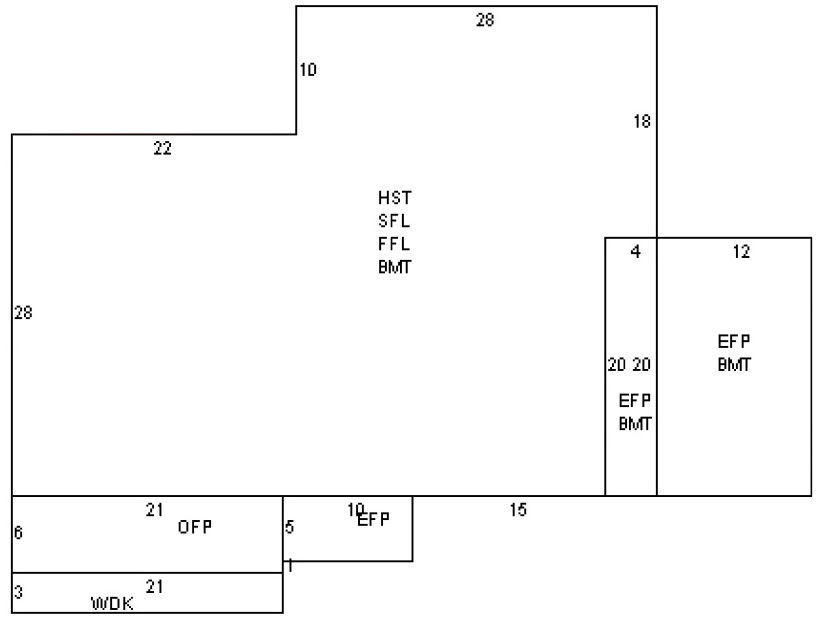
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	161.64
Special Features:	0	Val/Su Net:	131.02
Final Total:	848900	Val/Su SzAd	212.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,920	62.710	120,403
FFL	First Floor	1,600	121.530	194,450
SFL	Second Floor	1,600	121.530	194,450
HST	Half Story	800	92.360	73,891
EFP	Enclos Porch	370	36.850	13,634
OFP	Open Porch	126	31.530	3,973
WDK	Deck	63	17.050	1,074
	Net Sketched Area:	6,479	Total:	601,875
Size Ad	4000	Gross Are	7279	FinArea 4672

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	
HST	100	UNF	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 097.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	28X20	A	AV	1990	2.92	T	23.2	101			1,300			1,300

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300